



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 4, 2013
1208-PUD-07
Exhibit 1

Petition Number: 1208-PUD-07

Petitioner: Two PL LLC

Request: Change in zoning from the AG-SF1 District to the Towne West PUD District

Current Zoning: AG-SF1

Current Land Use: Agriculture/Vacant

Approximate Acreage: 120 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Concept Plan
4. Towne West PUD Ordinance (Current Version), February 4, 2013
5. Towne West PUD Ordinance (Redline Version), February 4, 2013

Staff Reviewer: Andrew Murray

Petition History

This petition was introduced at the August 13, 2012 City Council meeting. The proposal received a public hearing at the September 4, 2012 Advisory Plan Commission (the "APC") meeting.

Project Overview

Location

The subject property is approximately 120 acres in size and is located on the east side of Towne Road, between 146th Street and 151st Street (the "Property"). The Property is primarily vacant/agricultural in use.

Project Description

The proposed Towne West PUD Ordinance (the "PUD Ordinance") establishes two (2) areas: a Retail Area and a Multi-Family Area. Each area will be limited to no more than 70 acres in size.



The Retail Area defaults to the General Business District (the “GB District”) standards and uses, as identified in the Westfield-Washington Township Zoning Ordinance (the “Zoning Ordinance”). Uses permitted in the Retail Area in addition to permitted uses in the GB District include: retail commercial sales/service, general and medical offices, dental facilities, banks/financial institutions, skilled nursing care, and medical-related research facilities. Uses prohibited from the GB District are self-service wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales and truck and trailer sales/rental. All development standards proposed in the PUD Ordinance for the Retail Area are more restrictive than the GB District. For example, the GB District has a maximum building height requirement of sixty (60) feet. The PUD Ordinance proposes a forty-five (45) feet restriction. Secondly, the GB District does not have a maximum square footage requirement for any single use, however, the PUD Ordinance proposes a 70,000 square feet maximum for a single use.

The Multi-Family Area will default to the Multi-Family 2 District (the “MF-2 District”) standards and uses, as identified in the Zoning Ordinance. Uses permitted in the Multi-Family Area in addition to permitted uses in the MF-2 District include: apartments, attached senior living garden homes, assisted living facilities, skilled nursing care or office uses. Standard, non-age restricted apartments shall be limited to a maximum of 480 units. The only development standard modified in the PUD Ordinance from the MF-2 District is the maximum building height. The MF-2 District is thirty-five (35) feet and the PUD Ordinance proposes forty-five (45) feet.

The PUD Ordinance includes additional architectural standards for both the Retail and Multi-Family Areas (located in Exhibit 4 and 5 of the PUD Ordinance). These standards regulate items such as building materials, building orientation, building treatment, building color and roof articulation.

The Towne West PUD proposal is within the New Suburban Residential and Local Commercial land use classification, and is consistent with the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) in that:

- 1) the Multi-Family Area aims to provide a variety of housing types to serve different family styles and life situations from entry level to retirement; and
- 2) the Retail Area aims to provide goods and services to nearby residents on a day-to-day basis, as opposed to attracting customers or clients from a large geographic area. Example uses include but are not limited to banks, beauty salons, drug stores, convenience stores, restaurants and supermarkets.

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies Towne Road and 146th Street as a Primary Arterial. The recommended right-of-way width for a Primary Arterial is 150 feet. Hamilton County is planning an expansion of 146th Street to become a limited access thoroughfare from Springmill Road to the county line (the “146th Street Project”). The latest information provided by Hamilton County



is that construction of the segment between Springmill Road and Ditch Road will begin in late 2013 and the segment will be completed sometime in 2015. As proposed, the PUD Ordinance includes a full-access round-about between Ditch Road and Towne Road. Hamilton County's plan for the 146th Street corridor does not contemplate that access point, nor does it contemplate any other access points between Ditch Road and Towne Road. However, the petitioner and the City of Westfield have been in discussions with Hamilton County to discuss planning issues between the proposal and the 146th Street Project. Hamilton County has committed to three right in/right out access points between Ditch Road and Towne Road.

Modifications since the January 23, 2013 APC Meeting

Since the January 22, 2013 APC Meeting, there have been a few modifications to the PUD Ordinance, based on comments and feedback received by staff. The summary below highlights the changes:

Multi-Family Sub Area "B1"

The proposal has been modified to include area B1 in the Concept Plan. Area B1 is limited to senior living garden homes development.

Concept Plan

Per comments received from the January 22, 2013 APC meeting, the petitioner has revised the defined terms, Retail Area and Multi-Family Area, to require the development to be in substantial compliance with the Concept Plan.

Gasoline Fueling Station Use

The permitted use list for the Retail Area has been revised to allow only one stand alone gasoline service station in the development. All other uses remain unchanged.

Square Footage Retail Standard

The maximum square footage for any single use permitted under Section 2.3.A has been increased from 70,000 square feet to 90,000 square feet. The modification is to accommodate a potential user and the petitioner will be prepared to answer any questions regarding this matter.



Staff Comments

Staff is satisfied with the Towne West PUD Ordinance. If the APC is satisfied with the substantive contents of the proposal, then forward a favorable recommendation to the City Council with the following condition:

- 1) That the land uses and development standards applicable to the Towne West PUD are recommended for approval contingent upon Hamilton County's approval of at least one right in/right out access to the development along 146th Street.

If any APC member has questions prior to the meeting, then please contact Andrew Murray at (317) 379.9080 or amurray@westfield.in.gov.